

FOR SALE

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David Allison & Company
Chartered Surveyors



PRIMARY HEALTHCARE INVESTMENT

DANDERHALL MEDICAL CENTRE 85 NEWTON CHURCH ROAD, DANDERHALL, EH22 1LX

- Located in an expanding residential area with high demand for primary healthcare services.
- Modern purpose-built medical centre.
- New lease to Scottish Ministers for a 15-year term (Tenant only break option at end of Year 10) on FRI terms (subject to a Schedule of Condition)
- Initial Rent of £26,500 per annum
- Three yearly rent reviews to Market Rent.

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DESCRIPTION

Danderhall Medical Centre comprises a modern single storey purpose-built surgery erected on a site extending to around 0.14 hectares (0.35 acre) and surrounded by landscaped grounds with a surfaced car park for staff and patient use. There is currently a substantial modular building extension attached to the property which is not included within the sale but which is separately leased by the Health Board from the supplier.

LOCATION

The property is located in Danderhall, an expanding community on the south eastern outskirts of Edinburgh, immediately north of the A720 Edinburgh bypass and the Sherriffhall Roundabout. The property occupies a prominent site in the centre of the village, at the junction of Edmonstone and Newton Church Roads, and is surrounded by major new housing developments including Shawfair to the east which on completion will comprise some 4000 homes.

ACCOMMODATION

Entrance Lobby; Reception and Administration Office; Patient's Waiting Area; 5 Consulting Rooms, Treatment Room, Staff and Patient toilets, stores and plant room. (Excludes modular building extension).

FLOOR AREAS

We have measured the property and calculate that the net internal floor area is as follows:

Floor	NIA (Sq m)	NIA (Sq ft)
Ground	186.27	2,005

*The modular building extension which is not included within the sale extends to an NIA of approximately 167.91 sq.m. (1,807 sq.ft.).

TENURE

Heritable (Scottish equivalent to English Freehold).

LEASE TERMS

The property is leased to the Scottish Ministers for a term of 15 years on tenant's fully repairing and insuring terms (subject to a schedule of condition) from February 2023. The initial rent is £26,500 per annum exclusive and is subject to review at three yearly intervals to Market Rent.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance rating of 'B' and a copy of the certificate is available on request.

PROPOSAL

We are instructed to seek offers in excess of £365,000 for our client's heritable interest in the property. A purchase at this price would reflect a net initial yield of 7% assuming purchaser's costs of 3.72% including LBTT.

All interested parties are to note interest with the sole selling agent, David Allison & Company.

Regulated by RICS



PROPERTY MISDESCRIPTIONS ACT 1991: The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outwith our control. When we are advised of any change we will inform all enquirers at the earliest opportunity.

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VAT

The property is not elected for VAT. VAT will not be payable on the purchase price.

VIEWING/FURTHER INFORMATION

For further information or to arrange an accompanied inspection, please contact the sole selling agent.

Stephen McVey

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